

Ordinance No. 06-115

An ordinance amending the “Zoning” Chapter of the code of the City of Arlington, Texas, 1987, through the amendment of Article VI, Zoning Districts, Boundaries and Interpretations of District Regulations; through the amendment of Article IX, Special Purpose District Regulations; providing for a fine of up to \$2,000 for each offense in violation of the ordinance; providing this ordinance be cumulative; providing for severability; providing for governmental immunity; providing for injunctions; providing for publication and an effective date.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF ARLINGTON, TEXAS:

That the “Zoning” Chapter of the Code of the City of Arlington, Texas, 1987, is hereby amended through the amendment of **Article VI, Zoning Districts, Boundaries and Interpretations of District Regulations, Section 6-100, Districts Established**, by the amendment of **Subsection (D), Special District and Overlay Districts**, so that hereafter said subsection shall be and read as follows:

D. Special District and Overlay Districts.

1. "A" Agricultural District
2. "PD" Planned Development District
3. "MH" Manufactured Housing District
4. "AP" Airport Overlay District
5. "LP" Landmark Preservation Overlay District
6. "BP Business Park Overlay
7. "F" Festival District
8. "DB" Downtown Business District
9. "DN" Downtown Neighborhood Overlay District
10. "MU" Mixed Use District
11. "LCMU" Lamar Collins Mixed Use Overlay District
12. "VG" Village on the Green at Tierra Verde Overlay District

Further **Article IX, Special Purpose District Regulations, Section 9-1500, Village on the Green at Tierra Verde (VG) Overlay District**, is hereby added so that hereafter said section shall be and read as follows:

Section 9-1500 – Village on the Green at Tierra Verde (VG) Overlay District

A. **Purpose and Intent.**

The Village on the Green at Tierra Verde ("VG") District is established to provide an area which will be a financially and environmentally sustainable community memorable for its rural character, village-like atmosphere, mix of high quality housing options and complementary commercial activity.

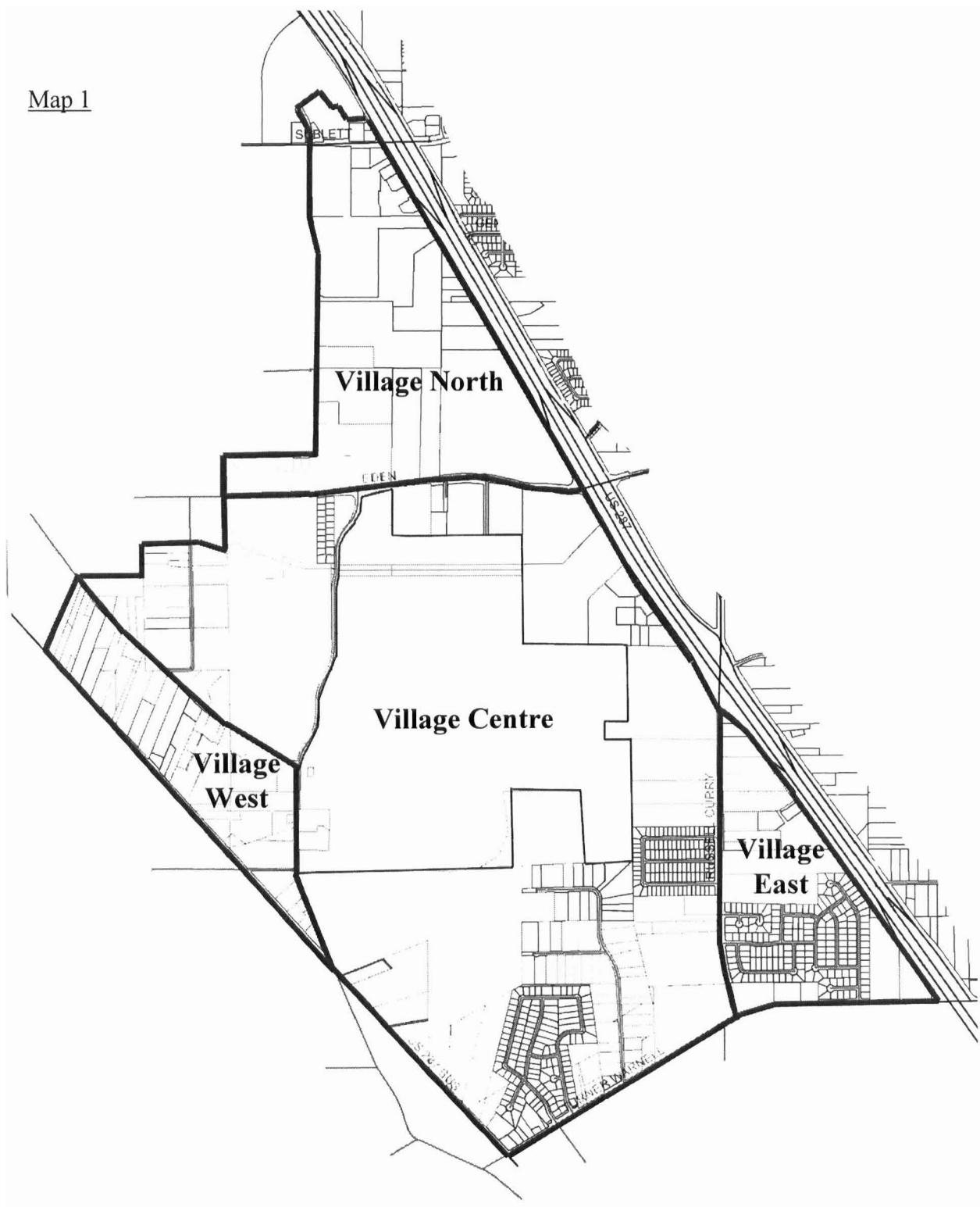
B. **Use Regulations.** The standards and uses set forth in the Village on the Green at Tierra Verde Overlay District shall only apply to those properties zoned Agriculture "A" at the time of adoption of this ordinance.

If property is developed according to the uses and standards created by this overlay, no zoning change is required.

Land in the Village on the Green at Tierra Verde ("VG") District shall be used for the following purposes in accordance with the standards and procedures of these regulations and any special standards as provided below.

C. **Applicability.**

- a. The district shall follow the boundaries of Map 1.



D. **Permitted Residential Uses.**

1. **Village North Permitted Residential Uses.** The following uses are permitted on Agriculture (“A”) zoned land within the Village North section of the “VG” District.

Residential Uses	Criteria
Single Family Attached 7.5 units/acre	
Single Family 4.5 units/acre	DS, C2
Single Family 3.5 units/acre	DS, C3
Single Family 2.5 units/acre	DS
Single Family 1.5 units/acre	DS
Single Family 1.0 units/acre	DS
Single Family 0.5 units/acre	DS
Secondary Living Unit	C4
Accessory Swimming Pool, Private	P
Stables, Private	C5
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 9-1500 (E) Conditions, DS = Design Standards apply as outlined in 9-1500 (F)	

2. **Village West Permitted Residential Uses.** The following uses are permitted on Agriculture (“A”) zoned land within the Village West section of the “VG” District.

Residential Uses	Criteria
Single Family Attached 7.5 units/acre	DS, C1
Single Family 4.5 units/acre	DS, C2
Single Family 3.5 units/acre	DS, C3
Single Family 2.5 units/acre	DS
Single Family 1.5 units/acre	DS
Single Family 1.0 units/acre	DS
Single Family 0.5 units/acre	DS
Secondary Living Unit	C4
Accessory Swimming Pool, Private	P
Stables, Private	C5
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 9-1500 (E) Conditions, DS = Design Standards apply as outlined in 9-1500 (F)	

3. **Village Centre Permitted Residential Uses.** The following uses are permitted on Agriculture (“A”) zoned land within the Village Centre section of the “VG” District.

Residential Uses	Criteria
Single Family Attached 7.5 units/acre	
Single Family 4.5 units/acre	
Single Family 3.5 units/acre	DS, C3, C6
Single Family 2.5 units/acre	DS
Single Family 1.5 units/acre	DS
Single Family 1.0 units/acre	DS
Single Family 0.5 units/acre	DS
Secondary Living Unit	C4
Accessory Swimming Pool, Private	P
Stables, Private	C5
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 9-1500 (E) Conditions, DS = Design Standards apply as outlined in 9-1500 (F)	

4. **Village East Permitted Residential Uses.** The following uses are permitted on Agriculture (“A”) zoned land within the Village East section of the “VG” overlay.

Residential Uses	Criteria
Single Family Attached 7.5 units/acre	
Single Family 4.5 units/acre	
Single Family 3.5 units/acre	
Single Family 2.5 units/acre	DS
Single Family 1.5 units/acre	DS
Single Family 1.0 units/acre	DS
Single Family 0.5 units/acre	DS
Secondary Living Unit	C4
Accessory Swimming Pool, Private	P
Stables, Private	C5
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 9-1500 (E) Conditions, DS = Design Standards apply as outlined in 9-1500 (F)	

E. **Residential Conditions.**

1. Minimum 30 contiguous acres required to develop.
2. Minimum 20 contiguous acres required to develop.
3. Minimum 10 contiguous acres required to develop.

4. Secondary living units must meet all standards as applied to the primary structure except; the requirements for minimum living area; the requirements for a garage/carport; and the off-street parking requirements.
5. Stables shall meet the spacing requirements of the “Animal” Chapter of the Code of the City of Arlington.
6. Minimum home size shall be increased to 2,500 square feet.

F. **Residential Design Standards.**

1. **Minimum Home Size.**

- a. Minimum habitable square footage shall be required according to the table below:

	7.5 units/acre	4.5 units/acre	3.5 units/acre	2.5 units/acre	1.5 units/acre	1.0 units/acre	0.5 units/acre
Minimum Home Size	1,500 sq ft	2,250 sq ft	2,250 sq ft 2,500 sq ft in Village Centre	2,750 sq ft	2,750 sq ft	NA	NA

2. **Building Materials.**

- a. All exterior walls, including parking structures, garages, and accessory structures shall comply according to the table below:

	7.5 units/acre	4.5 units/acre	3.5 units/acre	2.5 units/acre	1.5 units/acre	1.0 units/acre	0.5 units/acre
Material Type	100% Masonry	100% Masonry	100% Masonry	80% Masonry	80% Masonry	80% Masonry	80% Masonry
Number of Materials Required	2	2	2	2	NA	NA	NA

- b. Masonry coverage calculation does not include doors, windows, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.
- c. Masonry shall be defined as:
 - (1) Stone, brick or tile laid up unit by unit and set in mortar
 - (2) Stucco (exterior Portland cement plaster with three coats over metal lath or wire fabric lath)

- (3) Cultured stone or cast stone
 - (4) Architecturally finished block (i.e. burnished block or split faced concrete masonry units)
 - (5) A maximum of 10% of the façade may include accent materials not listed on the approved masonry list.
- d. Secondary materials must cover a minimum of 10% of the building façade on all sides.

3. **Roofing Design and Materials.**

- a. Asphalt shingles, industry approved synthetic shingles, standing seam metal or tile roofs are allowed.
- b. Minimum roof pitch shall be 6/12.
- c. Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys, are encouraged.

4. **Prohibited Materials.** The following materials are prohibited as primary cladding or roofing materials:

- a. Aluminum siding or cladding
- b. Galvanized steel or other bright metal
- c. Wood or plastic siding
- d. Cementitious fiberboard
- e. Unfinished concrete block
- f. Exposed aggregate
- g. Wood roof shingles
- h. Reflective glass

5. **Design Features.**

- a. All residential structures, including accessory structures shall comply according to the table below:

	7.5 units/acre	4.5 units/acre	3.5 units/acre	2.5 units/acre	1.5 units/acre	1.0 units/acre	0.5 units/acre
Minimum Design Features Required	3	3	3	3	3	3	3

- b. Design features include:
- (1) Dormers
 - (2) Gables
 - (3) Recessed entries (minimum three feet)
 - (4) Covered front porches (minimum 100 square feet)
 - (5) Bay windows, minimum 24-inch projection
 - (6) Architectural pillars or posts
 - (7) Varied roof heights
 - (8) Articulated cornice line
 - (9) Other architectural features approved by the Director of Community Development and Planning
- c. All buildings shall be architecturally finished on all four sides with the same materials and detailing (e.g. tiles, moldings, cornices, wainscoting, etc.).
- d. The same elevation may not be repeated on any block face.
- e. Attached residential homes require a minimum of five units be attached.
- f. The primary entrance for attached residential homes must be oriented towards the primary street. Parking shall not be permitted between the street and the front.

6. **Garage Location and Features.**

- a. All residential structures, shall comply according to the table below:

	7.5 units/acre	4.5 units/acre	3.5 units/acre	2.5 units/acre	1.5 units/acre	1.0 units/acre	0.5 units/acre
Garage location	100% rear or side entry	Minimum 50% rear or side entry	Minimum 50% rear or side entry	Minimum 50% rear or side entry	Minimum 50% rear or side entry	Minimum 50% rear or side entry	Minimum 50% rear or side entry
Garage Location	NA	Maximum 20% front entry	Maximum 20% front entry	Maximum 20% front entry	Maximum 20% front entry	Maximum 20% front entry	Maximum 20% front entry
Garage Location	NA	Maximum 50% J-swing	Maximum 50% J-swing	Maximum 50% J-swing	Maximum 50% J-swing	Maximum 50% J-swing	Maximum 50% J-swing

- b. Side entry garages are defined as garages that are entered from the side, but the driveway does not cross in front of the primary entrance.
- c. J-swing garages are defined as garages that are entered from the side, but the driveway does cross in front of the primary entrance. J-swing garages are not considered side entry to meet minimum standards. They are also not counted towards the maximum front entry garage percentage.
- d. Any front loading garage must be setback from the front plane of the house a minimum of five feet.
- e. No more than 40% of the front façade of any home shall be front entry garage.
- f. Garages which do not include openings, decorative elements, or architectural features, such as the images below shall be prohibited:



7. **Open Space.**

- a. Common open space for public congregation and recreational opportunities are required. All residential subdivisions must provide open space and trails according to the table below:

	7.5 units/acre	4.5 units/acre	3.5 units/acre	2.5 units/acre	1.5 units/acre	1.0 units/acre	.5 units/acre
Common Open Space % Required	30%	20%	20%	10%	10%	10%	10%
Contiguous Common Open Space % Required (private property)	20%	15%	15%	5%	5%	5%	5%
Contiguous Common Open Space % Required (Tierra Verde Golf Club)	NA	15%	15%	5%	5%	5%	5%
Trail Construction or Connection to Master Trail	Required	Required	Required	Required	Required	Required	Required
If Trail Connection to Master Trail, then	5% decrease in open space	5% decrease in open space	5% decrease in open space	5% decrease in open space	5% decrease in open space	5% decrease in open space	5% decrease in open space
Park Fee Waiver Eligibility	NA	NA	25%	50%	50%	100%	100%

- b. Any development on land adjacent to the Tierra Verde Golf Club must provide required open space adjacent to the golf club.
- 1) Fencing of adjacent and/or contiguous properties shall consist of brick or wrought-iron fence materials.
 - 2) All developments adjacent and/or contiguous with public park property shall construct their portion of the trail system per Parks and Recreation Department trail standards.
- c. A reduction in open space requirements shall be given for open space contiguous to adjacent open space as designated by platting or adjacent to public property.
- d. No common open space less than one-half (0.5) acre shall be counted towards open space credit.

- e. Common open space shall be located behind any maximum setbacks and on private property.
- f. Common open space shall be maintained by a private Home Owners Association or may be considered for dedication to the City of Arlington.

8. **External Streetscape Requirements.**

- a. In order to maintain a rural character in the “VG” District, a minimum external streetscape setback shall be required in accordance with the following table:

	7.5 units/acre	4.5 units/acre	3.5 units/acre	2.5 units/acre	1.5 units/acre	1.0 units/acre	0.5 units/acre
Streetscape Setback (all frontage along minor and major collectors and all arterials) (includes ROW)	40'	*30'	*30'	20'	20'	20'	20'
External Street Trees	Required 1 per 30' linear frontage	Required 1 per 30' linear frontage	Required 1 per 30' linear frontage	Required 1 per 30' linear frontage	Required 1 per 30' linear frontage	Required 1 per 30' linear frontage	Required 1 per 30' linear frontage
Entry Features (landscaping and signage)	Required	Required	Required	Required	Required	Required	Required

*This setback may be reduced to no less than 20 feet with approval from the Director due to design considerations.

- b. All required screening fences shall be constructed out of a combination of decorative wrought iron and masonry columns with landscaping; or
- c. Split rail fencing and landscaping.
- d. Street trees shall comply with approved tree list in Article XIV, Landscape and Screening Standards.

9. **Residential Landscaping Requirements.**

- a. See Article XIV, Landscape and Screening Standards.

10. **Street Design.**

	7.5 units/acre	4.5 units/acre	3.5 units/acre	2.5 units/acre	1.5 units/acre	1.0 units/acre	0.5 units/acre
Street Design	Standard	Standard	Standard	Rural Standards May Apply	Rural Standards May Apply	Rural Standards May Apply	Rural Standards May Apply
Sidewalk Widths	Standard	Standard	Standard	Rural Standards May Apply	Rural Standards May Apply	Rural Standards May Apply	Rural Standards May Apply
Curvilinear Street Design	Required	Required	Required	Required	Required	Required	Required

G. **General Regulations Residential.** See Article XI, Building Setback, Area, Bulk and Design Requirements, for additional standards.

1. In addition to setback requirements, a minimum spacing of 15 feet between all structures on separately platted lots shall be required. This requirement shall not apply to alley loaded units.

	Village North	Village West	Village Centre	Village East
Minimum lot area	NA	NA	NA	NA
Minimum lot width	NA	NA	NA	NA
Minimum lot depth	NA	NA	NA	NA
Maximum lot coverage	NA	NA	NA	NA
Maximum building height (no residential adjacency/proximity)	35'	35'	35'	35'
Front Setback (Street)	NA	NA	NA	NA
Side Setback (Street)	5'	5'	5'	5'
Rear Setback (Street)	5'	5'	5'	5'
Private Access Easement or Alley (Fronting)	NA	NA	NA	NA
Private Access Easement or Alley (Siding)	5'	5'	5'	5'
Private Access Easement or Alley (Rear)	5'	5'	5'	5'
Garage Front Setback	20'	20'	20'	20'

Interior Side Setback	5'	5'	5'	5'
Rear Setback	5'	5'	5'	5'

H. **Permitted Non-Residential Uses.**

1. **Village North Permitted Non-Residential Uses.** Non-residential uses are not permitted on Agriculture ("A") zoned land within the Village North section of the "VG" District.
2. **Village West Permitted Non-Residential Uses.** The following uses are permitted on Agriculture ("A") zoned land within the Village West section of the "VG" District.

Recreation and Lodging Land Use	Criteria
Bed and Breakfast Inn	SUP, C1, C4
Banquet Hall	C10, C16
Wedding Chapel	C10, C16
Indoor Theatre	C10, C16
Public Park, Playground, or Golf Course	P
Commercial and Retail Land Use	Criteria
Catering Service	C1, C6
Cleaning Laundry	C1
Copy Center	C1
Offices	C6
Restaurant	C1, C6, C15
Sidewalk Café	C16
Antique Shop	C1
Rental Store	C1
General Retail Store, Other Than Listed	C1
Massage Therapy	C1
Personal Household Services, Other Than Listed	C1
Veterinary Clinic	C1, C7, C8, C9
Radio or TV Station Recording Studio	C16
Swimming Pool, Spa and Accessory Sales & Service	C16
Custom and Craft Work	C2, C11, C16
Institutional Land Use	Criteria
Church	P
Day Care	C1, C5
Public or Private School	P
Government Facility	P
Museum or Art Gallery	C1
Philanthropic Institution, Other Than Listed	SUP, C1

Private Club, Lodge, or Fraternal Organization	C1
Infrastructure Land Use	Criteria
Airport, Heliport, or Landing Field	SUP
Utility Lines, Towers, or Metering Station	P
Wireless Telecommunications Facilities	C3
Temporary Land Use	Criteria
Temporary Asphalt or Concrete Batch Plant	SE
Temporary Carnival, Circus, or Amusement Ride	SE, C12
Temporary Construction Field Office	C13, C14
Temporary Construction Storage Yard	C13, C14
Temporary Sand or Gravel Extraction	SE
Accessory Land Use	Criteria
Accessory Caretakers Quarters	P
Customarily Incidental (As Determined by Building Official)	P
P = Permitted, () = Not Permitted, SUP = Specific Use Permit, SE = Special Exceptions, C(X) = Conditions as defined in Section 9-1500 (I) Conditions, DS = Design Standards apply as outlined in 9-1500 (J)	

3. **Village Centre Permitted Non-Residential Uses.** Non-residential uses are not permitted on Agriculture ("A") zoned land within the Village Centre section of the "VG" District.
4. **Village East Permitted Non-Residential Uses.** The following uses are permitted on Agriculture ("A") zoned land within the Village East section of the "VG" District.

Recreation and Lodging Land Use	Criteria
Bed and Breakfast Inn	SUP, C1, C4
Banquet Hall	C10, C17
Wedding Chapel	C10, C17
Indoor Theatre	C10, C17
Public Park, Playground, or Golf Course	P
Commercial and Retail Land Use	Criteria
Catering Service	C1, C6
Cleaning Laundry	C1
Copy Center	C1
Offices	C6
Restaurant	C1, C6, C15
Sidewalk Café	C17
Antique Shop	C1
Rental Store	C1
General Retail Store, Other Than Listed	C1
Massage Therapy	C1
Personal Household Services, Other Than Listed	C1

Veterinary Clinic	C1, C7, C8, C9
Radio or TV Station Recording Studio	C17
Swimming Pool, Spa and Accessory Sales & Service	C17
Custom and Craft Work	C2, C11, C17
Institutional Land Use	Criteria
Church	P
Day Care	C1, C5
Public or Private School	P
Government Facility	P
Museum or Art Gallery	C1
Philanthropic Institution, Other Than Listed	SUP, C1
Private Club, Lodge, or Fraternal Organization	C1
Infrastructure Land Use	Criteria
Airport, Heliport, or Landing Field	SUP
Utility Lines, Towers, or Metering Station	P
Wireless Telecommunications Facilities	C3
Temporary Land Use	Criteria
Temporary Asphalt or Concrete Batch Plant	SE
Temporary Carnival, Circus, or Amusement Ride	SE, C12
Temporary Construction Field Office	C13, C14
Temporary Construction Storage Yard	C13, C14
Temporary Sand or Gravel Extraction	SE
Accessory Land Use	Criteria
Accessory Caretakers Quarters	P
Customarily Incidental (As Determined by Building Official)	P
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Non-Residential Conditions.

1. When residential adjacency exists, site plan approval shall be required.
2. No single tenant space in an existing building shall exceed 5,000 square feet.
3. See Article XII, Standards for Specific Uses, for special standards.
4. Cooking facilities for individual guest rooms are not permitted and individual guest occupancy is limited to no more than one month in any three (3) month period.
5. When residential adjacency exists, building entrance and access shall be oriented away from residential uses on local streets unless no other access is possible. No vehicle stacking shall be permitted on public streets.

6. When residential adjacency exists, drive-through uses are not permitted.
7. Building construction methods shall incorporate sound attenuation features.
8. Rooms containing cages or pens are not permitted to have windows, doors, or other penetrations on exterior walls. Areas designated for holding, boarding, or grooming of pets are limited to no more than 10% of the gross floor area.
9. Outside boarding is not permitted.
10. Access to the lot or use must be from an arterial or major (44-foot wide) collector street as identified on the Public Work's Thoroughfare Plan listing.
11. Operation shall be fully enclosed. Dust collection systems shall not be located outside of the building.
12. The hours of operation and location shall be subject to approval by the Zoning Board of Adjustment. The Zoning Board of Adjustment may approve a Special Exception not to exceed two (2) years; however, the use may not operate more than twice in a twelve (12) month period, nor may operations occur for more than eight (8) consecutive days at a time. If a Special Exception is granted, a temporary certificate of occupancy shall be obtained from the Building Official at least ten (10) days prior to beginning operations.
13. Limited to on-premise construction purposes associated with the properties within the same platted subdivision.
14. The Building Official may order the use to be discontinued and in no event shall such temporary use continue sixty (60) days after subdivision construction is 100% complete.
15. When residential adjacency exists, on premise consumption of alcoholic beverages is not permitted.
16. Use is only permitted on frontage on U.S. 287 Business Highway for a maximum depth of 500 feet.
17. Use is only permitted on frontage on U.S. Highway 287 for a maximum depth of 500 feet.

J. **Non-Residential Design Standards.**

1. **Building Materials.**

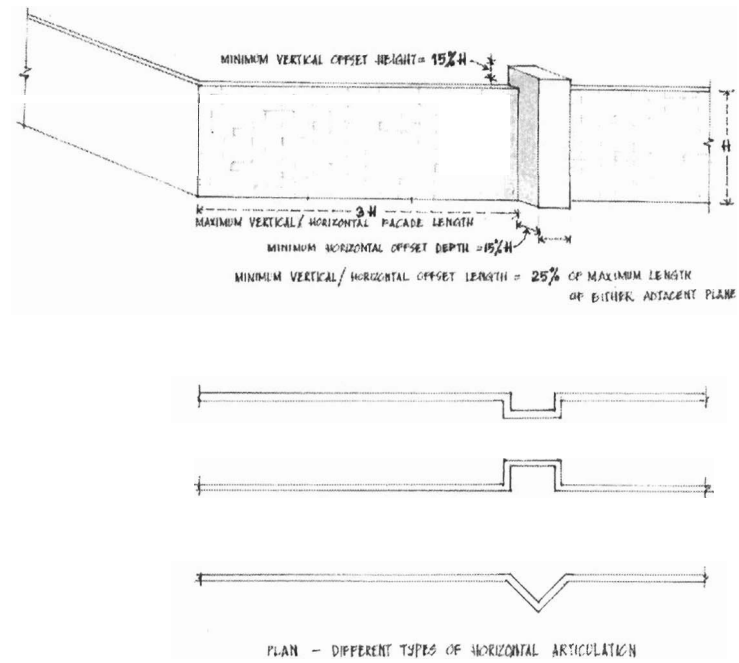
- a. All exterior walls, including parking structures, garages, and accessory structures shall be 100% masonry.
- b. Masonry coverage calculation does not include doors, windows, chimneys, dormers, window box-outs, bay windows that do not extend to the foundation, or any exterior wall that does not bear on the foundation.
- c. Masonry shall be defined as:
 - (1) Stone, brick or tile laid up unit by unit and set in mortar
 - (2) Stucco (exterior Portland cement plaster with three coats over metal lath or wire fabric lath)
 - (3) Cultured stone or cast stone
 - (4) Architecturally finished block (i.e. burnished block or split faced concrete masonry units)
 - (5) Exterior Insulation and Finish System (EIFS - but not less than 4 feet above grade)
 - (6) Architectural Glass (less than 25% reflectance)
 - (7) A maximum of 10% of the façade may include accent materials not listed on the approved masonry list.

2. **Roofing Design and Materials.**

- a. Asphalt shingles, industry approved synthetic shingles, standing seam metal or tile roofs are allowed.
- b. Gable roofs, if provided, shall have a minimum pitch of 6/12.
- c. Pitch roofs, if provided, shall have a minimum pitch of 9/12.
- d. Architectural elements that add visual interest to the roof, such as dormers and masonry chimneys, are encouraged.
- e. Flat roofs shall require parapet screening which adheres to vertical articulation requirements for the main face of the structure.

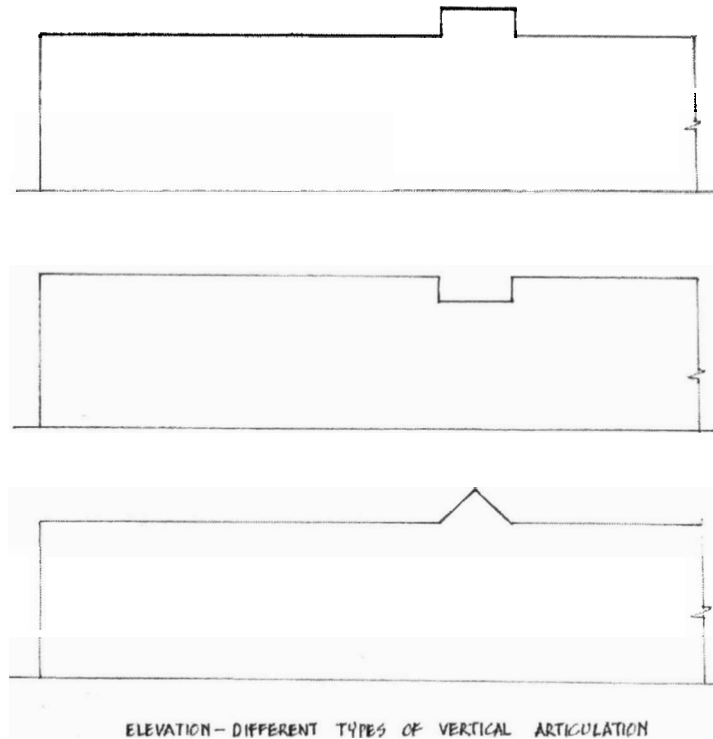
- f. Parapet shall require cornice detailing.
- 3. **Prohibited Materials.** The following materials are prohibited as primary cladding or roofing materials:
 - a. Aluminum siding or cladding
 - b. Galvanized steel or other bright metal
 - c. Wood or plastic siding
 - d. Cementitious fiberboard
 - e. Unfinished concrete block
 - f. Exposed aggregate
 - g. Wood roof shingles
 - h. Reflective glass
- 4. **Entry Features.**
 - a. All ground floor entrances shall be covered or inset.
 - b. Building entrances are to be defined and articulated with architectural elements such as pediments, columns, porticos, porches, and overhangs.
 - c. All buildings over 20,000 square feet shall incorporate arcades, roofs, alcoves, porticoes and awnings that protect pedestrians from the sun and weather for a minimum of 50% of the building frontage along any street.
- 5. **Building Articulation.** All façades of a building, which are adjacent to and face a roadway, public park or residential district, shall comply with the following standards:
 - a. **Horizontal Articulation** – No building façade shall extend for a distance greater than three times the mean elevation of the wall's height without having an off-set of fifteen percent (15%) or more of the wall's height. This off-set shall extend for a distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane. (Figure 1)

Figure 1



- b. **Vertical Articulation** – No horizontal wall shall extend for a distance greater than three times height of the wall without changing height by a minimum of fifteen percent (15%) of the wall's height. This height change shall continue for a minimum distance equal to at least twenty-five percent (25%) of the maximum length of either adjacent plane. (Figures 1 and 2)

Figure 2



- c. For all structures where the above articulation requirements do not apply, a minimum of one 18-foot vertical off-set and one six-foot horizontal off-set is required.
6. **Building Articulation (Non-Street Facing Rear Façade).** The rear façade of a building which is not adjacent to or does not face a roadway, public park or residential district shall not be required to comply with the articulation standards.
7. **Architectural Design Features.**
- a. All non-residential buildings shall be architecturally finished on all four sides with the same materials and detailing (e.g. tiles, moldings, cornices, wainscoting, etc.).
- b. Structures 20,000 square feet or less shall require that a minimum of two distinct building materials from the approved masonry list

be utilized on all façades to provide architectural detail and interest.

- c. Structures over 20,000 square feet shall require that a minimum of three distinct building materials from the approved masonry list be utilized on all façades to provide architectural detail and interest.
- d. Secondary materials must cover a minimum of 10% of the building façade on all sides.
- e. No blank walls shall front public streets.
- f. All non-residential buildings shall be designed to include no less than four (4) of the architectural design features from the list below. Buildings over 20,000 square feet must include a minimum of six (6) of the architectural design features listed below:
 - (1) Canopies, awnings, arcades, covered walkways or porticos
 - (2) Recesses, projections, columns, pilasters projecting from the planes, offsets, reveals or projecting ribs used to express architectural or structural bays
 - (3) Varied roof heights for pitched, peaked, sloped or flat roof styles
 - (4) Articulated cornice line
 - (5) Arches
 - (6) Display windows, faux windows or decorative windows
 - (7) Architectural details (such as tile work and molding) or accent materials integrated into the building façade
 - (8) Integrated planters or wing walls that incorporate landscaping and sitting areas or outdoor patios
 - (9) Integrated water features
 - (10) Other architectural features approved by the Director of Community Development and Planning

K. **General Regulations Non-Residential. See Article XI, Building Setback Area, Bulk and Design Requirements, for additional standards.**

	Village North	Village West	Village Centre	Village East
Minimum lot area	NA	5,000 sq ft	5,000 sq ft	10,000 sq ft
Minimum lot width	NA	NA	NA	NA
Minimum lot depth	NA	NA	NA	NA
Maximum lot density	NA	NA	NA	NA
Maximum lot coverage	NA	NA	NA	NA
Maximum building height (no residential adjacency/proximity)	NA	NA	NA	NA
Maximum building height (residential adjacency/proximity)	NA	Sec. 11-1100	Sec. 11-1100	Sec. 11-1100
Minimum front yard setback (freeway or frontage road)	NA	20'	20'	20'
Minimum front yard setback (all other streets)	NA	20'	30'	20'
Minimum Interior Side Building Setback (abutting residential zoning)	NA	30'	30'	30'
Minimum Interior Side Building Setback (not abutting residential zoning)	NA	0'	0'	0'
Minimum Rear Building Setback (abutting residential zoning)	NA	30'	30'	30'
Minimum Rear Building Setback (not abutting residential zoning)	NA	0'	0'	0'

L. **Residential Adjacency Standards.** See Article XIII, **Residential Adjacency Standards and General Fence Requirements.**

M. **Landscape and Screening Standards.** See Article XIV, **Landscape and Screening Standards shall apply.**

- a. If greater than 50% of the required parking is located in between the front of the building and the street, additional landscaping shall apply.
 - 1) 51% - 74% parking in front – an additional eight square feet per parking space shall be required
 - 2) 75% and greater parking in the front - an additional 12 square feet per parking space shall be required

- 3) Additional landscaping may be located anywhere in front of the building.

- N. **Off-street Parking and Loading.** See Article XV, **Off-street Parking and Loading Requirements.**
- O. **Sign Standards.** See Article XVI, **Sign Standards.**
- P. **Property Zoned "PD-CA" or Adjacent to "PD-CA" Zoning.** See Sections 9-300 and 12-900.

2.

Any person, firm, corporation, agent or employee thereof who violates any of the provisions of this ordinance shall be guilty of a misdemeanor and upon conviction thereof shall be fined an amount not to exceed Two Thousand and No/100 Dollars (\$2,000) for each offense. Each day that a violation is permitted to exist shall constitute a separate offense.

3.

This ordinance shall be and is hereby declared to be cumulative of all other ordinances of the City of Arlington, and this ordinance shall not operate to repeal or affect any of such other ordinances except insofar as the provisions thereof might be inconsistent or in conflict with the provisions of this ordinance, in which event such conflicting provisions, if any, in such other ordinance or ordinances are hereby repealed.

4.

If any section, subsection, sentence, clause or phrase of this ordinance is for any reason held to be unconstitutional, such holding shall not affect the validity of the remaining portions of this ordinance.

5.

All of the regulations provided in this ordinance are hereby declared to be governmental and for the health, safety and welfare of the general public. Any member of the City Council or any City official or employee charged with the enforcement of this ordinance, acting for the City of Arlington in the discharge of his/her duties, shall not thereby render himself/herself personally liable; and he/she is hereby relieved from all personal liability for any damage that might accrue to persons or property as a result of any act required or permitted in the discharge of his/her said duties.

6.

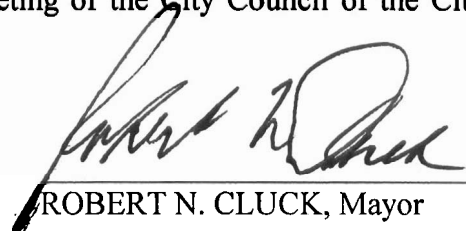
Any violation of this ordinance can be enjoined by a suit filed in the name of the City of Arlington in a court of competent jurisdiction, and this remedy shall be in addition to any penal provision in this ordinance or in the Code of the City of Arlington.

The caption and penalty clause of this ordinance shall be published in a newspaper of general circulation in the City of Arlington, in compliance with the provisions of Article VII, Section 15, of the City Charter. Further, this ordinance may be published in pamphlet form and shall be admissible in such form in any court, as provided by law.

8.

This ordinance shall become effective upon second publication as described above.

PRESENTED AND GIVEN FIRST READING on the 28th day of November, 2006, at a regular meeting of the City Council of the City of Arlington, Texas; and GIVEN SECOND READING, passed and approved on the 13th day of December, 2006, by a vote of 9 ayes and 0 nays at a regular meeting of the City Council of the City of Arlington, Texas.


ROBERT N. CLUCK, Mayor

ATTEST:


BARBARA G. HEPTIG, City Secretary

APPROVED AS TO FORM:
JAY DOEGEY, City Attorney

BY 